

TRANSFER  
TAX  
PAIDWARRANTY DEED  
(Maine Statutory Form)

040363

**ANN H. BARROWS**, of Rockland, County of Knox and State of Maine, **AND JUDITH ANN B. LAURENCE**, of Rockport, County of Knox and State of Maine,

for consideration paid, grant to

**CHARLES R. STURGELL AND KATHLEEN A. STURGELL**, of 2403 Heather Road East, Wilmington, Delaware, 19803, **AS JOINT TENANTS**

27-30

**WITH WARRANTY COVENANTS**

The certain land and premises, with all buildings and improvements thereon, situated in the City of Waterville, Kennebec County and State of Maine, bounded and described as follows, to wit:

Lot #2 as depicted on Plan entitled "West Ridge, a Proposed Subdivision of Gerald C. and Elizabeth A. Tipper on West River Road" surveyed by Northeast Land Surveys, Inc., dated April 19, 1989, and recorded in Kennebec County Registry of Deeds, File No. D-89132, and to which Plan reference is made for a more particular description of the premises herein conveyed.

Also conveying an easement across Lot #1 for sewerage lines to serve Lot #2, the location of such easement being more particularly described as follows, to wit: beginning at a point on the westerly line of Lot #1, said point being South twenty-six degrees zero minutes East (S 26° 0' E) a distance of Two Hundred One and nine hundredths (201.9) feet from a steel pin marking the northwest corner of said Lot #1; thence North sixty-four degree forty minutes East (N 64° 40' E) a distance of One Hundred One and three hundredths (101.3) feet to a point on the westerly line of Lot #2; thence South twenty-six degree one minute East (S 26° 01' E) a distance of Thirty (30) feet to a point; thence South sixty-four degrees forty minutes West (S 64° 40' W) a distance of One Hundred One and three hundredths (101.3) feet to a point on the westerly line of Lot #1; thence North twenty-six degrees zero minutes East (N 26° 0' E) a distance of Thirty (30) feet to the point of beginning.

Excepting and reserving to Gerald C. Tipper and Elizabeth A. Tipper, their heirs, and assigns the right to have any sewer lines servicing Lot #1, tie into the manhole to be located approximately where the above-described sewerage easement intersects with the property lines between Lots #1 and #2. Installation and costs of installation of the manhole shall be the responsibility of the within grantee; however, costs for maintaining the said manhole and the common sewer line running from said manhole to the City's manhole shall be shared equally between the owners of Lots #1 and #2.

This conveyance is expressly subject to the restriction that not more than one single family residence, exclusive of outbuildings, shall be allowed on the above-described lot. This restriction shall run with the land and relate to all of the lots as depicted on the above-referred to subdivision plan.

**MEANING AND INTENDING** to convey the same land and premises granted to Ann H. Barrows by Warranty Deed of Hammond Lumber Company dated September 28, 1990, and recorded in Book 3813, Page 012 of the Kennebec County Registry of Deeds; and, granted to Ann H. Barrows and Judith B. Laurence (incorrectly spelled Judith Lawrence), as joint tenants, by Warranty Deed of Ann H. Barrows dated October 11, 1990, and recorded in Book 3826, Page 032 of the Kennebec County Registry of Deeds.

**IN WITNESS WHEREOF**, we set our hands and seals this 13th day of December, 2002.

  
ANN H. BARROWS

Judith Ann B. Laurence  
JUDITH ANN B. LAURENCE

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STATE OF MAINE  
KENNEBEC, SS.

Dated: December 13, 2002

Personally appeared the above-named Ann H. Barrows and Judith Ann B. Laurence, and they, acknowledge the foregoing instrument to be their free act and deed.

Before me:

William P. Dubord  
Notary Public [Seal]

WILLIAM P. DUBORD  
Attorney At Law  
(Print Name) Notary Public  
My Commission Expires 6/26/2008

My commission expires: \_\_\_\_\_

RECEIVED KENNEBEC SS.

2002 DEC 19 AM 9:00

ATTEST: Bonny Ruth Hittinger  
REGISTER OF DEEDS